

## WARRANTY DEED

Form WD-1  
Revised 07/2014

Project: Tippecanoe County Bridge 32  
Parcel: 5  
Page: 1 of 2

**THIS INDENTURE WITNESSETH**, That **R. Gregg Sutter**, the Grantor, of Tippecanoe County, State of Indiana, Conveys and Warrants to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of One Thousand Nine Hundred and No/100 Dollars (\$1,900.00) (of which said sum \$1,900.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The Grantor assumes and agrees to pay the 2020 payable 2021 real estate taxes and assessments on the above described real estate, and for all tax liabilities that accrue prior to transfer of title to Grantee. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of  
Commissioners of Tippecanoe County  
Grantee mailing address:  
20 N. 3<sup>rd</sup> Street, 1<sup>st</sup> Floor  
Lafayette, Indiana 47901  
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this \_\_\_\_\_ day  
of 2/1/2021, 2020.

\_\_\_\_\_  
Signature (Seal)

R. Gregg Sutter  
Printed Name

STATE OF Indiana

SS:

COUNTY OF Tippecanoe



MARILYN B. CHEEVER  
Resident of Tippecanoe County, IN  
My Commission Expires: May 6, 2022

Before me, a Notary Public in and for said State and County, personally appeared R. Gregg Sutter, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 1 day of February, 2021.

\_\_\_\_\_  
Signature

Marilyn B Cheever  
Printed Name

Commission Number 653355

My Commission expires May 6, 2021

I am a resident of Tippecanoe County.

This instrument was prepared by Douglas J. Masson, Attorney at Law, from information provided by VS Engineering, Inc. Douglas J. Masson, 200 Ferry Street, Suite C, Lafayette, IN 47902

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

## EXHIBIT "A"

**Project:** Tippecanoe Co. Br. 32  
**Parcel:** 5  
**Tax ID No:** 79-12-04-251-001.000-012  
**Form:**

**SHEET 1 OF 1**

**CODE: N/A**

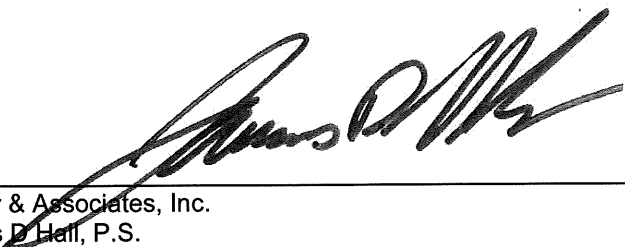
### Parcel 5, Right-of-Way Description

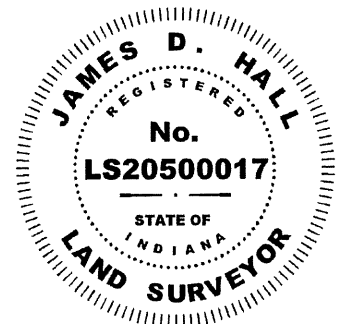
A part of the north half of the northwest fractional quarter of Section Four (4), Township Twenty-two (22) North, Range Three (3) West, Sheffield Township, Tippecanoe County, Indiana, being a part of R Gregg Sutter property recorded in Document Number 06007483, recorded on the 19th of April, 2006 in the Office of the Recorder of Tippecanoe County, being more completely described as follows, to-wit:

Commencing at a Berntsen A1B marking the Southeast corner of the Southwest quarter of Section 33, Township 23 North, Range 3 West (said point being on the North line of said northeast quarter of Section Four (5), Township Twenty-three (23) North, Range Three (3) West); run thence South 89 degrees 32 minutes 24 seconds West 153.49 feet to the Northeast corner of said Sutter property and the point of beginning; thence continue South 89 degrees 32 minutes 24 seconds West, 155.10 feet to the Northwest corner thereof; thence along the West line of said Sutter property, South 22 degrees 41 minutes 04 seconds West, 93.41 feet; thence North 83 degrees 09 minutes 09 seconds East, 97.90 feet; thence parallel to said quarter section line, North 89 degrees 32 minutes 24 seconds East, 93.76 feet to a point on the East line of said Sutter property; thence North 00 degrees 07 minutes 22 seconds East, 75.00 feet to the point of beginning, containing 0.305 acres, more or less, inclusive of the presently existing right-of-way which contains 0.133 acres more or less.

The portion of the above described real estate which is not already embraced within the apparent public right-of-way contains 0.172 acres, more or less.

This description was prepared for the Tippecanoe County Highway Department by the following:

  
\_\_\_\_\_  
Vester & Associates, Inc.  
James D. Hall, P.S.  
Professional Land Surveyor No. 20500017  
State of Indiana



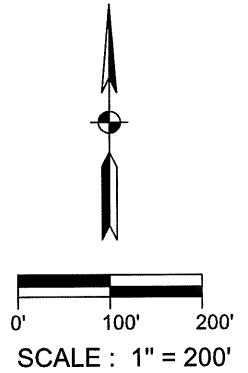
# EXHIBIT "B"

PAGE 1 OF 2

## RIGHT-OF-WAY PARCEL PLAT

Prepared for Tippecanoe County Highway Department  
by Vester & Associates, Inc..

"601" BERNTSEN A1NB  
W.1/4 CORNER, SEC.33-T23N-R3W  
(ESTABLISHED FROM TIPPECANOE CO.  
SURVEYOR REFERENCES)

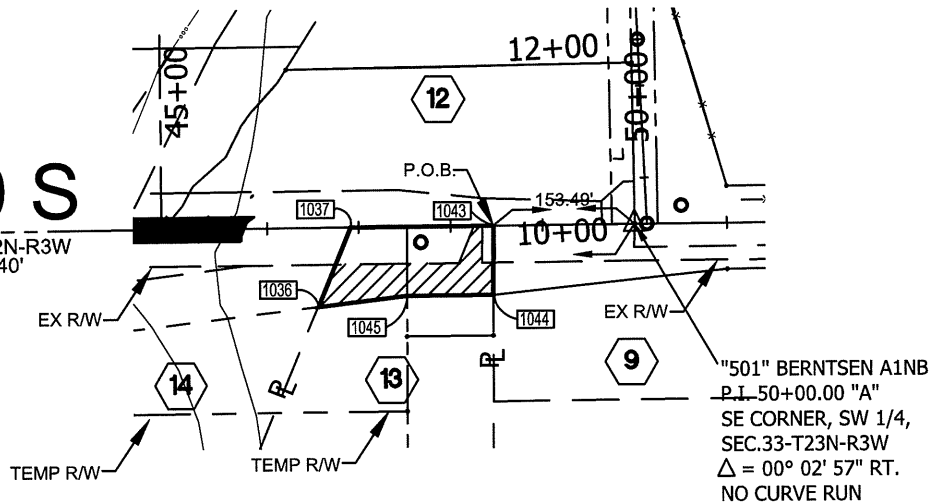


W. LINE SW 1/4, SEC. 33-T23N-R3W  
N 00°37'47" E 2659.21'

**C.R. 200 S**

N. LINE NW 1/4, SEC. 4-T22N-R3W  
N 89°32'24" E 2670.40'

"507" BERNTSEN A1NB  
(ESTABLISHED FROM TIPPECANOE CO.  
SURVEYOR REFERENCES)  
P.O.T. 23+29.60 "A"  
SW CORNER, SW 1/4, SEC.33-T23N-R3W

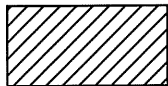


PARCEL: 5

OWNER: GREGG R SUTTER

DES NO: N/A

CODE: N/A



HATCHED AREA IS THE  
APPROXIMATE TAKING

DRAWN BY: JDH

PROJECT: Tippecanoe Co. Br. 32

CHECKED BY: JDH /

COUNTY: TIPPECANOE

ROAD: C.R. 200 SOUTH

SECTION: 4 & 5

TOWNSHIP: T22N

NOTE: DIMENSIONS SHOWN  
ARE IN ENGLISH

RANGE: R3W

INST No: 06007483, DATED 04/19/2006

EX. R/W INST No. 9932598, DATED 12/05/1999

TAX ID No: 79-12-04-251-001.000-012

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS

## EXHIBIT "B" (cont.)

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## PARCEL COORDINATE CHART (shown in feet)

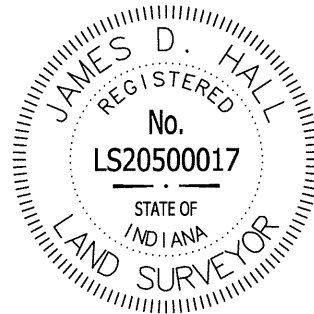
POINT	CENTERLINE	STATION	OFFSET	LT/RT	NORTHING	EASTING
1036	A	46+55.34	85.89'	RT	1872341.4909	3042216.2403
1037	A	46+55.34	0.00'		1872427.6728	3042252.2636
1043	A	48+46.51	0.00'		1872428.9184	3042407.3586
1044	A	48+46.51	75.00'	RT	1872353.9157	3042407.1980
1045	A	47+52.54	75.00'	RT	1872353.1627	3042313.4379
501	(SEE LOCATION CONTROL ROUTE SURVEY PLAT)					
507						
601						

NOTE: STATIONS &amp; OFFSETS CONTROL OVER BOTH NORTH &amp; EAST COORDINATES AND BEARINGS &amp; DISTANCES

## SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 201919017757 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) compromise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

  
 Vester & Associates, Inc.  
 James D. Hall, P.S.  
 Professional Land Surveyor No. 20500017  
 State of Indiana



PARCEL: 5                      OWNER: GREGG R SUTTER  
 CODE: N/A  
 PROJECT: Tippecanoe Co. Br. 32  
 COUNTY: TIPPECANOE  
 ROAD: C.R. 200 SOUTH  
 SECTION: 4 & 5  
 TOWNSHIP: T22N  
 RANGE: R3W                      NOTE: DIMENSIONS SHOWN ARE IN ENGLISH

DES NO: N/A  
 DRAWN BY: JDH  
 CHECKED BY: JDH /

**"This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required"**

**I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.**

A handwritten signature in black ink, appearing to read "Stewart W. Kline", written over a horizontal line.

**Stewart W. Kline, P.E., Executive Director  
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC  
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404

Billing address for the property taxes as follows:

**GRANTEE**

Tippecanoe County Board of Commissioners  
20 North Third Street  
Lafayette, IN 47901

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Stewart W. Kline, P.E., Executive Director  
Tippecanoe County Highway Department

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Thomas Murtaugh, President  
Tippecanoe County Board of Commissioners